

PUBLIC AUCTION

3 Bedroom Ranch House on 8^{+/-} Acres

Jersey Shore Area

Saturday, June 1, 2013 at 1:00 PM

1087 Ridge Road, Jersey Shore, PA 17740, Mifflin Twp., Lycoming County, Jersey Shore School District

From Rt. 220 take Rt. 287 North, to Rt. 973 West to Kline Road, right on Ridge Rd.



Kitchen 10 x 12

Living Room 13 x 18

Dining Room 9 x 12

Master Bedroom 13 x 16.6

Bedroom 10 x 12

Bedroom 10 x 12

Master Bath 7 x 7

Bath 8 x 4

Laundry 10 x 5

This vinyl sided ranch home situated on open rolling lawns has gorgeous views of surrounding mountains! The 1,296sq. ft. of living area includes a kitchen w/bar area, a gas range, and refrigerator; dining room; living room w/picture window; master bedroom and two other bedrooms; laundry room w/washer & dryer; and 2 baths all on the main level with cathedral ceilings, skylights, ceiling fans, and window treatments. A full daylight basement features a partially finished family room with woodstove, walk out exit, and storage areas. A huge deck out the front of the house overlooks the rolling scenic mountain views. The home has oil hot air heat w/window unit air conditioner, on site well and septic, 100-150 amp elec. service, and satellite TV. Also included on the property is a detached 2 car garage, pavilion w/stone fireplace and storage shed. Mineral rights are included with the sale of this property.

Zoned: Ag **Taxes:** \$2,834

Open House: Saturday, May 11 & 18 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Edgar & Jessica Simmers



Merle Eberly - 2417-L
Alvin Horning - C.Ivan Stoltzfus CAI

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610-286-5183

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Aerial



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